

SEWAGE FACILITIES PLANNING MODULE

FOR

ALLENTOWN INDUSTRIAL

LOCATED IN

CITY OF ALLENTOWN

LEHIGH COUNTY, PENNSYLVANIA

ARNA ENGINEERING INC.

1456 Ferry Road, Suite 603

Doylestown, PA 18901

ARNA project No: 230001001

Date: August 10, 2021

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PA DEP PROJECT COMPLETION CHECKLIST



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

PA DEP TRANSMITTAL LETTER



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 Pennsylvania Department of Environmental Protection
 2 East Main Street
 Norristown, PA 19401

Date 08/03/2021

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Irene Woodward (Name)

Director of Planning (Title) for Allentown Industrial (Name)

a subdivision, commercial, or industrial facility located in the City of Allentown,

Lehigh (City, Borough, Township) County.

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION



DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ ~~(COMMISSIONERS)~~ (COUNCILMEN) of Allentown _____
~~(TOWNSHIP)~~ ~~(BOROUGH)~~ (CITY), Lehigh _____ COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS MFB Allentown LP _____ has proposed the development of a parcel of land identified as
land developer

Allentown Industrial _____, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, City of Allentown _____ finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ ~~(Commissioners)~~ (Councilmen) of the ~~(Township)~~ ~~(Borough)~~ (City) of Allentown _____ hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 2021 _____.

Municipal Address:

City of Allentown _____

435 Hamilton Street _____

Allentown, PA 18101 _____

Telephone 610-437-8781 _____

Seal of
Governing Body

COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Allentown Industrial

2. Brief Project Description MFB Allentown LP is proposing a development consisting of an industrial warehouse building, associated access, loading and parking. The site for the proposed development existed in the shopping center business district (B-4), but has received approval for rezoning to limited industrial (I-2) zone from the city of Allentown. The project is located on Glenwood Street SW in the City of Allentown, Lehigh County, Pennsylvania.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Woodward	Irene			Director of Planning
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
435 Hamilton Street				
Address Last Line -- City		State	ZIP+4	
Allentown		PA	18101-1699	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7611	610-437-8781	Irene.Woodward@allentownpa.gov		

SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Allentown Industrial

Site Location Line 1

1811 Glenwood Street SW

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103-2201

Latitude

40.5662

Longitude

-75.4907

Detailed Written Directions to Site When travelling Route 78 East towards the site, take exit 57, continue straight through the signalized intersection (Glenwood St. and Lehigh St.) onto Glenwood Street, continue past the existing Home Depot and Glenwood St. dead ends into the site. When travelling Route 78 West, take exit 57, take a left at the signalized intersection on to Lehigh St. at the Lehigh St. and Glenwood signalized intersection take a left onto Glenwood St. follow

Description of Site Vacant triangular lot that is bordered by the Queen City Airport to the north, an existing Home Depot site to the west, and Route 78 to the south.

Site Contact (Developer/Owner)

Last Name

Rossi

First Name

Michael

MI

Suffix

Phone

Ext.

Site Contact Title

Agent for MFB ALLENTOWN LP

Site Contact Firm (if none, leave blank)

FAX

Email

mrossi@rdmanagementllc.com

Mailing Address Line 1

810 7th Avenue, 10 Floor

Mailing Address Line 2

Mailing Address Last Line -- City

New York

State

NY

ZIP+4

10019-5818

PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Thakkar

First Name

Chirag

MI

Suffix

V

Title

Principal

Consulting Firm Name

ARNA Engineering, Inc.

Mailing Address Line 1

1456 Ferry Road, Suite 603

Mailing Address Line 2

Address Last Line -- City

Doylestown

State

PA

ZIP+4

18901-2391

Country

USA

Email

cthakkar@arnaengineering.com

Area Code + Phone

215-766-8280

Ext.

Area Code + FAX

215-434-5280

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number N/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 22

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown - LCA, Lessee

existing interceptor Jordan Creek Interceptor

owner Lehigh County Authority, Lessee - City of Allentown

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility Kline's Island WWTP (City of Allentown)

NPDES Permit Number for existing facility PA-2600

Clean Streams Law Permit Number N/A

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Kline's Island WWTP (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 5/11/2021

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable)).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials CT

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 5198 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) MGD		b. Present Flows (gpd) MGD		c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.99	3.97	0.72	2.10	0.73	2.16
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	40

3. Collection and Conveyance Facilities

⁽¹⁾ Peak Hourly Flow - Estimated

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross* Date 5/11/2021

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 5/11/2021

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 5/11/2021

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 5198 gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. Does the project involve a major change in established growth projections?
8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
- the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Michael Rossi

Name (Print)



Signature

Agent for MFB ALLENTOWN LP

Title

4/28/21

Date

0 7th Avenue, 10 Floor, New York, NY 10019

Address

212-265-6600

Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$_____ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

ormula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \text{ _____}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

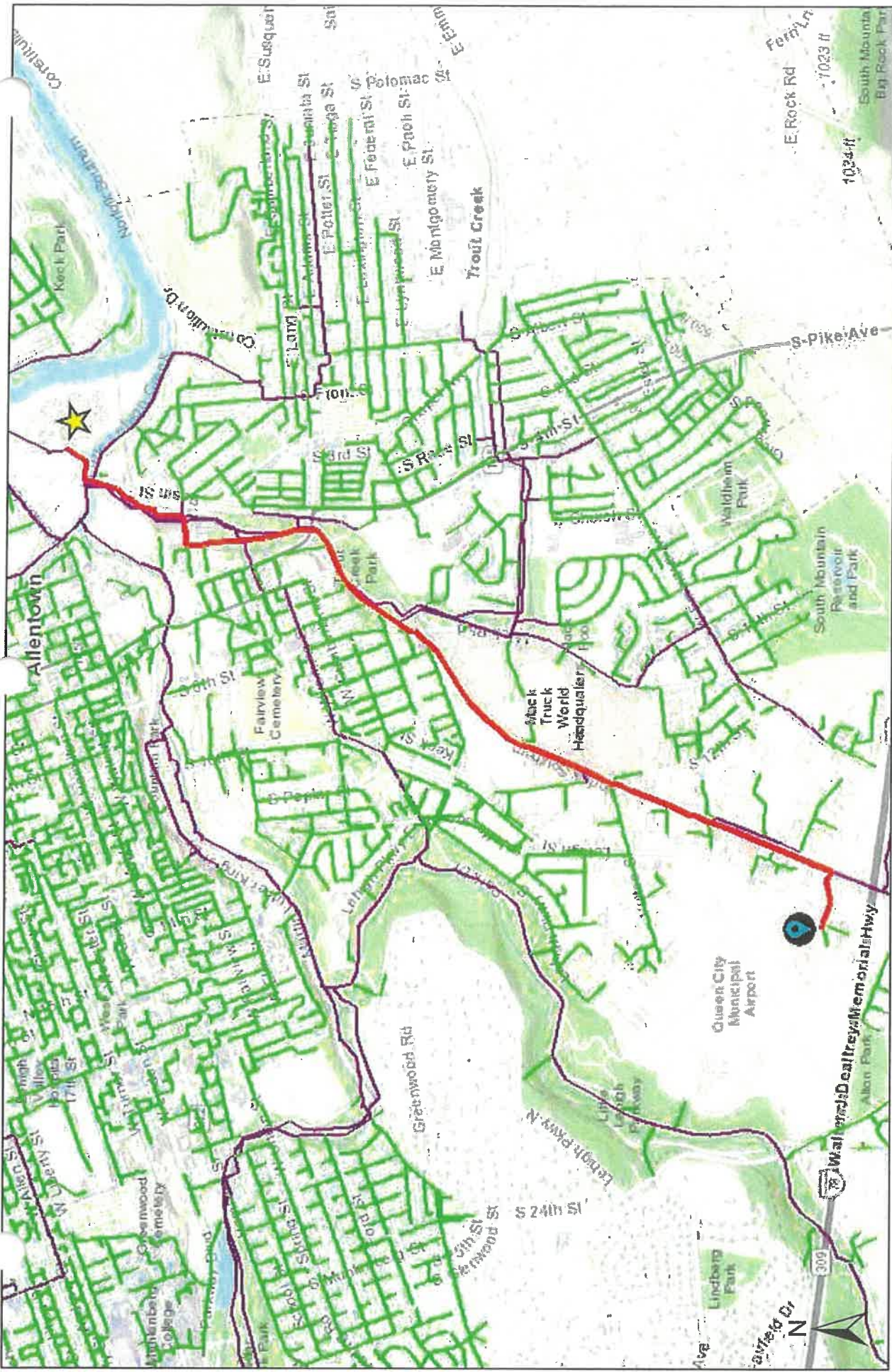
The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

LCA GIS FLOW MAP - 1811 Glenwood St SW



5/5/2021, 2:18:12 PM

Legend

- ★ Kline's Island WWTP
- Sanitary Mains
 - Collector
 - Sanitary Main
- Interceptor
- Sanitary Main



COMPONENT 3 – SECTION J: DOWNSTREAM AUTHORITY APPROVALS

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 5198 _____ gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) MGD		b. Present Flows (gpd) MGD		c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.99	3.97	0.72	2.10	0.73	2.16
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

⁽¹⁾ Peak Hourly Flow - Estimated

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 5/11/2021

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 5/11/2021

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality City of Allentown, LCA (Agent)

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 5/11/2021

May 11, 2020

Irene Woodward
Director of Planning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: Allentown Industrial, 1811 Glenwood Street SW, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Woodward:


This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the Interim Act 537 Plan submitted to the Pa. Department of Environmental Protection by the Kline's Island Sewer System (KISS) municipalities on September 4, 2020, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 5,198 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	2,919,426
Previously allocated from prior planning module submissions (since 1/17/20)	-867,176
This submission	-5,198
Remaining Allocation in KISS Connection Management Plan (as of 5/6/2021)	3,547,052

Please contact me if you have any questions about this information.

Sincerely,



Ljessel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Robert Corby, DEP
Craig Messinger, COA
Phil DePoe, LCA
Chriag Thakkar, ARNA Engineering Inc.

COMPONENT 3 – SECTION F: PROJECT NARRATIVE

PROJECT NARRATIVE

ALLENTOWN INDUSTRIAL

- 1. Indicate the nature of the development project. (Residential, Commercial, Institutional, Industrial, etc.) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.**

Allentown Industrial is a proposed Industrial development located at 1811 Glenwood Street SW in the City of Allentown, Lehigh County, Pennsylvania.

The property consists of mainly meadow cover with small area of gravel path for access to an existing home-depot sign onsite. Approximately 20 years ago, the site was designed for a commercial use building and associated improvements, clearing of vegetation, earthwork, and construction of the proposed stormwater management facility in its temporary sediment control configuration was completed for the previously approved project, but the development was then abandoned, and the site has been vacant since.

The subject development site is approximately 9.82 acres and previously located in the Shopping Center Business District (B-4) but has received approval for rezoning to Limited Industrial (I-2) zone from the city of Allentown. Approximately 8.63 acres is proposed to be developed with an industrial warehouse building and associated site improvements.

A sewer main stub exists on-site (as depicted on CU-100 "Utility Plan") which connects the property to existing sanitary sewer system serviced by Lehigh County Authority.

- 2. Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.**

Projected Flows:

The projected sewage flow for the proposed development is 5,198 gpd.

As per City of Allentown, a flow of 1 EDU equals 238 gpd. Hence, the project will generate:

$$5,198 / 238 = 21.84 \approx 22 \text{ EDU}$$

Based on PA DEP, a flow of 1 EDU equals 400 gpd. Hence, the project will generate:

$$5,198 / 400 = 12.99 \approx 13 \text{ EDU}$$

- 3. Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.**

The "Allentown Industrial" project is proposing to connect to the City of Allentown public sanitary sewer system, where it would then flow to the Lehigh County Authority public sanitary sewer system.

Proposed Use: Industrial Warehouse

Proposed sewage flows: 5,198 gpd.

On-Site Collection and Conveyance System:

The selected method of sewage disposal for the proposed project is the connection to the City of Allentown public sanitary sewer system, from where it would then flow to the LCA public sanitary sewer. The wastewater collected from the industrial warehouse will be collected and conveyed by gravity via the existing 8" sanitary stub on the property and from there will flow into the existing gravity manhole on Glenwood Street.

Conveyance and Treatment:

Once the wastewater from the proposed development enters the LCA sewer system, the wastewater will be conveyed by the Jordan Creek Interceptor and finally treated at the Kline's Island Wastewater Treatment Plant.

A conveyance plan is attached, identifying the flow path to the treatment plant.

- 4. Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's Domestic Wastewater Facilities Manual available on the DEP website at www.dep.state.pa.us, Keyword: "Wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.***

DEP recommends an average per capita flow of 100 gallons per day.

The projected population to be served was obtained by the estimated number of employees to be working on-site: 50 employees.

As per DEP's recommendation, the required capacity = $50 * 100 \text{ gpd} = 5,000 \text{ gpd}$.
Hence, the proposed total flow of 5,198 gpd exceeds the minimum required per DEP.

The sewage flow of 5,198 GPD was generated based on the City of Allentown's sewer ordinance for the category of Industrial Warehouse & Storage.

- 5. Describe the location of the discharge, disposal point or land application, if applicable.***

From the LCA Sewer System, wastewater is conveyed by the Jordan Creek Interceptor system. The flow is finally treated at the Kline's Island WWTP. The Kline's Island Sewage System (KISS) provides service to a large area including the City of Allentown, Upper Milford Township, Weisenberg Township, Borough of Alburtis, Borough of Emmaus, Borough of

Macungie, Lower Macungie Township, Lowhill Township, Salisbury Township, South Whitehall Township, Upper Macungie Township, North Whitehall Township, Coplay Borough, Whitehall Township and Hanover Township. The Planning Area is bordered by Berks County to the west and Northampton County to the east.

6. List the total acreage of the proposed land development project.

The total acreage of this proposed development site is approximately 9.82 acres.

7. Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.

There is no acreage or parcels adjacent to the 9.82 acre site that is owned or controlled by the developer of this project, which can be proposed for future development. The property is located with the City of Allentown jurisdictional boundaries.

8. Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.

An Interim Act 537 Plan was submitted by the Kline's Island Sewer System (KISS) municipalities on September 4, 2020 to the Pennsylvania Department of Environmental Protection. The Interim Act 537 Plan constitutes a corrective action plan intended to address sewerage needs in the KISS service area. PADEP requires each municipality in the KISS service area to adopt the Plan by resolution.

An amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module.

Wastewater flow from the development as represented in this Sewage Planning Module is 5,198 gpd.

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	2,919,426
Previously allocated from prior planning module submissions (since 1/17/20)	-867,176
This submission	-5,198
Remaining Allocation in KISS Connection Management Plan (as of 5/6/2021)	3,547,052

Lastly, Section G.5 of the component 3 Form was checked as it was determined that no issues with Prime Farmland at the site. While the soil series Washington (WaA, WaB, & WaC) on the project site area are identified by the NRCS as Prime Farmland, the City of Allentown does not have a local agricultural land protection program or governing ordinance regarding Prime Farmland.

COMPONENT 3 – SECTION H: ALTERNATIVE SEWAGE FACILITIES ANALYSIS

ALTERNATIVE ANALYSIS

ALLENTOWN INDUSTRIAL

- 1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.***

The selected method of sewage disposal for the Allentown Industrial Development is the connection to the City of Allentown public sanitary sewer system, from where it would flow to the LCA public sanitary sewer. This is the ultimate method of sewage disposal selected to service the project. An interim method of sewage disposal is not being proposed.

The projected sewage flow for the proposed development is 5,198 gpd. The City of Allentown defines a flow of 1 EDU as 238 GPD. Therefore, the total no. of EDUs for the project is 22 EDU's.

$(5,198 / 238 = 21.84 \approx 22)$.

The chosen method of sewage disposal is outlined below:

On-Site Collection and Conveyance System:

The selected method of sewage disposal for the proposed project is the connection to the City of Allentown public sanitary sewer system, from where it would flow to the LCA public sanitary sewer. The wastewater collected from the industrial warehouse will be collected and conveyed by gravity via the existing 8" sanitary stub on the property and from there will flow into the existing gravity manhole on Glenwood Street.

Conveyance and Treatment:

Once the wastewater from the proposed development enters the LCA sewer system, the wastewater will be conveyed by the Jordan Creek Interceptor and finally treated at the Kline's Island Wastewater Treatment Plant.

- 2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.***

Projected Flows:

All properties surrounding the project area are currently developed.

The north and west of the development is developed with the Queen City Airport, which is termed as a Miscellaneous Use by the City of Allentown Ordinance. The City Zoning Map identifies the property as I-2 (Limited Industrial) district. This property has already been developed and in operation.

The area east of the project site is developed with a commercial use. The City of Allentown identifies the property as B-4 (Shopping Center Business) district. Connection to the public sanitary sewer system is the ultimate long-term method is sewage disposal for this property.

The area south of the project area is the Interstate Route 78 and further south is residential use properties. The City of Allentown identifies the residential use properties as R-L (Low Density Residential) district. These areas have already been developed and in operation.

3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on-lot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?

If any of the sewage facilities described above are in need of improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high on-lot malfunction rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.

The Kline’s Island treatment plant (KITP), which serves virtually all of Lehigh County, including South Whitehall Township, is DEP permitted for 40 MGD (million gallons per day,) but experienced flows greater than this due to the heavy rain and inflow of storm water into the sanitary sewer system. Even though the quality of the plant discharge into the Lehigh River met the quality standards of the permit, the plant was considered to be hydraulically overloaded.

An Interim Act 537 Plan was submitted by the Kline’s Island Sewer System (KISS) municipalities on September 4, 2020 to the Pennsylvania Department of Environmental Protection. The Interim Act 537 Plan constitutes a corrective action plan intended to address sewerage needs in the KISS service area. PADEP requires each municipality in the KISS service area to adopt the Plan by resolution.

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	2,919,426
Previously allocated from prior planning module submissions (since 1/17/20)	-867,176
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Remaining Allocation in KISS Connection Management Plan (as of 5/6/2021)	3,547,052

There are no known compliance issues with effluent emission or high on-lot malfunctions. See table below for effluent data reports during the KIWWTP's maximum monthly average flow which has been downloaded from LCA Website.

Parameter	Data	NPDES Limit
Maximum Monthly Avg Flow (mgd)	47.46	Report only
CBOD₅ Monthly Avg (mg/l)	5.3	20
CBOD₅ Max 7-Day Avg (mg/l)	6	30
CBOD₅ Monthly Avg Load (lbs/day)	2,095	6,672
CBOD₅ Max 7-Day Avg Load (lbs/day)	2,643	10,008
NH₃ Monthly Avg (mg/l)	1.5	5
NH₃ Monthly Avg Load (lbs/day)	579	1,668
TSS Monthly Avg (mg/l)	8	30
TSS Max 7-Day Avg (mg/l)	9	45
TSS Monthly Avg Load (lbs/day)	3,219	10,008
TSS Max 7-Day Avg Load (lbs/day)	4,190	15,012
Fecal Coliform Monthly Avg (^/100 mg)	11	200 (geomean)
Residual Cl₂ Monthly Avg (mg/l)	0.45	0.5

4. *Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: on-lot disposal systems, public sewers, etc.).*

The Project has been identified to be serviced by the LCA public sanitary system. The selected method of sewage disposal is connection to the City of Allentown sewer system with conveyance to LCA service area.

5. *Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.*

An Interim Act 537 Plan was submitted by the Kline's Island Sewer System (KISS) municipalities on September 4, 2020 to the Pennsylvania Department of Environmental Protection. The Interim Act 537 Plan constitutes a corrective action plan intended to address sewerage needs in the KISS service area. PADEP requires each municipality in the KISS service area to adopt the Plan by resolution.

An amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module.

Wastewater flow from the development as represented in the Sewage Planning Module is 5,198 gpd.

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	2,919,426
Previously allocated from prior planning module submissions (since 1/17/20)	-867,176
This submission	-5,198
Remaining Allocation in KISS Connection Management Plan (as of 5/6/2021)	3,547,052

6. *Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.*

The following sewage disposal methods were evaluated for this project:

- Connection to Public Sewer
- Wastewater Treatment Plant with Land-Based Sewage Disposal
- Wastewater Treatment Plant with Stream Discharge

Connection to Public Sewer:

The most feasible alternative for wastewater disposal for this project is connection to LCA Public Sanitary Sewer System.

The selected method is consistent with the Act 537 plan, and the project will participate in the Interim Act 537 Plan and an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. Connection to the existing public sanitary sewer is also an ultimate and long-term method of sewage disposal. The chosen method assures that water quality standards are to be attained by the project, as the WWTP is currently operating within its permit limits as allocated by the Connection management plan.

Wastewater Treatment Plant with Land-Based Sewage Disposal:

Another alternative evaluated was the use of a wastewater treatment plant with land-based sewage disposal to service the project.

The USDA-NRCS soils mapping identifies the soils on the development site primarily as Washington series with slopes ranging from 0 to 15 percent. These soils are characterized as well drained with limiting zones ranging from 60 inches to 99 inches below grade.

While the well-drained soils are potentially feasible for land-based disposal, infiltration studies performed at the site show very low drainage and percolation on the site. This could be a result of improvements performed on site approximately 20 years ago, as it was designed for a commercial use building, earthwork, compaction and other improvements performed on site could have compacted the soil beneath, hence altering its drainage properties. Hence, due to lack on insufficient suitable soils, this method of sewage disposal was not selected for this project.

Permitting and constructing a “package” wastewater treatment plant that would serve only the subject development is not a viable or preferable alternative from an environmental or administrative viewpoint considering the proximity to the existing public sanitary sewer system.

Wastewater Treatment Plant with Stream Discharge:

The last alternative evaluated, was the construction of a wastewater treatment plant with stream discharge to service the project. Since there is no stream located on the property, and the closest stream is located approximately 2,000 ft from the site, a package WWTP with stream discharge was not selected given the proximity to public sewer. The proliferation of package WWTP with stream discharge to service individual developments is not a preferable alternative from environmental or administrative viewpoint.

- 7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.***

The proposed method of connecting to the public sewer was chosen over the other methods of sewage disposal, since the alternatives were not preferable from an environmental or administrative viewpoint. The chosen method of connection to the City of Allentown’s public sanitary sewer system where it would then flow to the LCA Public Sanitary sewer is the ultimate and long-term sewage planning for this project.

The selected method is consistent with the Interim Act 537 Plan. As per the plan submitted to the PADEP on September 4, 2020, the 2020 Connection Management plan and the 2021-2025 Connection Management Plan have allocated 1,500,000 gpd and 2,919,426 gpd respectively to the Kline’s Island Sewer System. The sewage flow of 5,198 gpd will be allocated from the overall remaining allocation of the Connection Management Plan. Based on this allocation and previous allocations, 3,547,052 gpd of sewage flow still remains to be allocated, hence the facility is adequate and not prone to organic and hydraulic overloading.

- 8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations. To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate***

in an EXISTING municipal sewage management program or if a sewage management program is to be created, describe the program's requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.

The on-site collection system will be privately funded and constructed by the Applicant, who will also be responsible for operation and maintenance of the on-site sewer collection system.

COMPONENT 4A

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Allentown Industrial

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency August 12, 2021

2. Date review completed by agency August 13, 2021

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>See PHMC plan</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>See PNDI report</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <u>N/A</u>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>Irene Woodward</u>		
Title: <u>Director of Planning and Zoning</u>		
Signature: <u>[Signature]</u>		
Date: <u>8/13/21</u>		
Name of Municipal Planning Agency: <u>City of Allentown</u>		
Address: <u>435 Hamilton St, Allentown, PA 18101</u>		
Telephone Number: <u>(610) 437-7611</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

COMPONENT 4B



Lehigh Valley Planning Commission



ORLY ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Plannin... the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste... Allentown, PA 18109 (610) 264-4544 lvpc@lvpc.org www.lvpc.org

August 3, 2021

Mr. Chirag Thakkar, PE, LEED AP
ARNA Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901

**Re: Act 537 Review - Sewage Facilities Planning Module
Allentown Industrial
City of Allentown, Lehigh County**

Dear Mr. Thakkar:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for a proposed 148,104 square foot warehouse on approximately 9.8 acres. The development is proposed to be served by public sewage disposal, with ultimate treatment at the Kline's Island wastewater treatment plant. This sewage facilities planning module exhibits consistency with *FutureLV: The Regional Plan*. According to *FutureLV*, the proposed project is located in an area designated for Development in the General Land Use Plan and aligns with the *FutureLV* action to "promote development in areas with public sewer and water capacity" (under Policy 3.2).

Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Irene Woodward, AICP, Director of Planning, City of Allentown
Robert Corby, PA Department of Environmental Protection

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Allentown Industrial

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction July 7, 2021
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency August 3, 2021

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>See attached MPE review letter dated 7/9/20</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met --- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency --- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: --- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact --- |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determination</i>
If yes, describe impacts --- |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See PNDI results</i>
If yes, describe impacts --- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i>
If no, describe inconsistencies --- |

SECTION C. AGENCY REVIEW (continued)

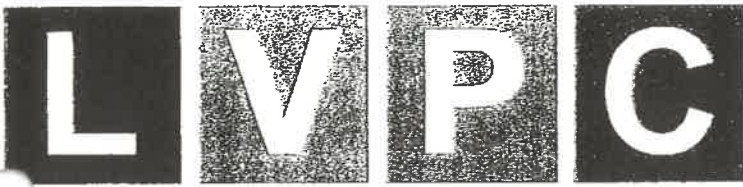
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to the City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: <u>Susan L. Rockwell</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>S. L. Rockwell</i></u> Date: <u>August 3, 2021</u> Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u> Address: <u>961 Marcon Boulevard, Suite 310 Allentown, PA 18109</u> Telephone Number: <u>610-264-4544</u>

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



Lehigh Valley Planning Commission

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July 9, 2020

Irene Woodward, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**RE: Allentown Industrial – Land Development
City of Allentown
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to construct two warehouses, totaling 152,475 square feet. The site is located at the end of Glenwood Street (parcel number 549567205959). The proposal is generally consistent with *FutureLV: The Regional Plan* because it is located in an area designated for Development in the General Land Use Plan, and the project location in close proximity to a major interchange is suitable to 'locate freight facilities in areas with available and planned transportation capacity' (of Policy 2.4). However, the LVPC notes several issues with the site and vicinity conditions that impact the success of the development:

Site Access

Glenwood Street, on which the proposed project is located, is a narrow roadway with no outlet that frequently sees relatively high vehicular traffic generated by the adjacent retail use. The current street condition is likely unable to accommodate the volume of tractor trailer traffic the proposed use will generate. The LVPC recommends roadway improvements be made during land development, including signage, traffic controls and road widening that would 'improve efficiency of existing infrastructure' (of Policy 2.2).

Multimodal Access

Multimodal transportation, particularly transit, plays a critical role in the ability for the Lehigh Valley workforce to get to and from work. Depending on the salaries and wages of the workforce that will be employed at this proposed facility, transit access may be necessary for the project to be successful. Job access is also a critical concern because it affects the marketability and occupancy associated with the development. Therefore, incorporating infrastructure that accommodates multiple modes of transportation is imperative to the economic success of this development and remove barriers to employment (of Policy 4.3).

The access roadway leading to the site is located on an existing Lehigh and Northampton Transportation Authority (LANTA) bus route, however the area lacks appropriate pedestrian infrastructure to enable safe access to the project site. The LVPC encourages the City of Allentown to work with the applicant and adjacent property owners to explore opportunities

for incorporating sidewalks along Glenwood Street. These sidewalk extensions are critical to promote pedestrian safety and support the LVPC policy to 'promote safe and secure community design' (Policy 5.1).

Bicycle storage racks should be included to further 'enhance public transit service and pedestrian and bicycle infrastructure' (of Policy 2.3). These would improve equitable access to jobs by means of improving 'mixed-transportation access to areas with high or growing employment opportunities' (of Policy 4.3). Bicycle racks should be placed throughout the site, in appropriate proximity to shelters for reasonable access to the public.

Landscaping and Green Infrastructure

The LVPC encourages the applicant to consider additional landscaping that would provide health and quality of life benefits to employees, in support of 'creating community spaces that promote physical and mental health' (Policy 5.3). These benefits include reduced depression, anxiety and stress for employees. The developer should refer to the LVPC Green Infrastructure Guidelines document as a reference for improving the effectiveness of green design, available at LVPC.org.

Additionally, the LVPC recommends that the applicant consider incorporating sustainable systems into facility functionality. These may include a green roof, solar roof, and greywater reuse for irrigation and plumbing, to 'minimize environmental impacts of development' (Policy 3.1).

Stormwater

The project site is located within the Little Lehigh Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as Attachment 1.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

In order to better meet the needs of all involved, the LVPC requires an appointment for plan signings. Please call the office to schedule an appointment and ask for a Community Planning staff person. Generally, your appointment will be within two business days.

Feel free to call me if you have any questions about this review.

Sincerely,

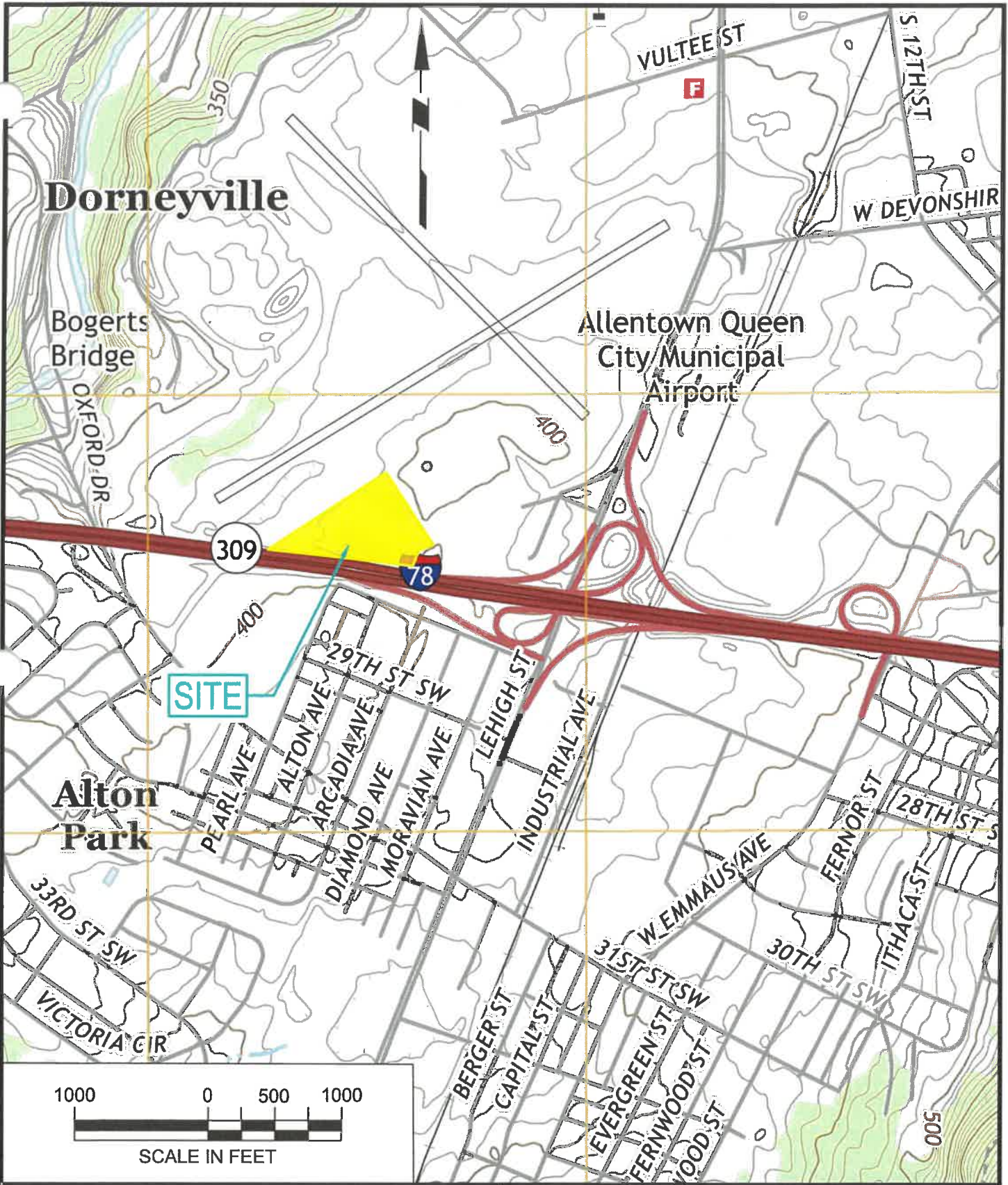


Jillian Seitz
Senior Community Planner

cc: Craig Messinger, City of Allentown Director of Public Works

Chirag V. Thakkar, PE, Arna Engineering
Garrett Cook, Lehigh County Conservation District Engineer
Geoff Reese, LVPC Director of Environmental Planning

USGS LOCATION MAP



arna

ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

Project

**ALLENTOWN INDUSTRIAL
SITE LOCATION MAP**

CITY OF ALLENTOWN
LEHIGH COUNTY

PENNSYLVANIA

Project No.

Date

Scale

Dwg. No.

230001001

03-13-2020

1" = 1000'

FIG 1

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) CORRESPONDENCE

1. PROJECT INFORMATION

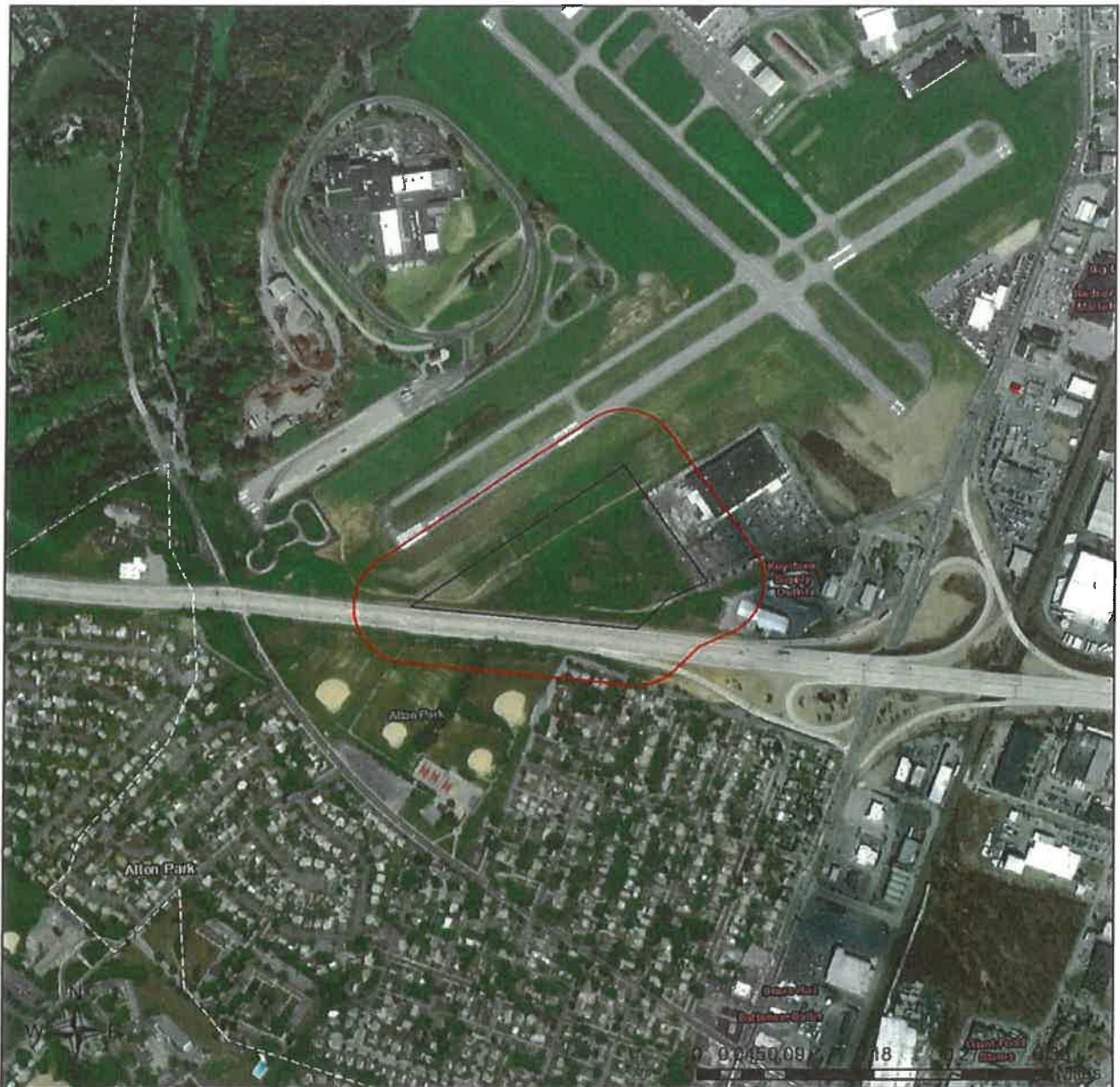
Project Name: **Allentown Industrial**
Date of Review: **8/4/2021 01:06:31 PM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **16.29 acres**
County(s): **Lehigh**
Township/Municipality(s): **ALLENTOWN**
ZIP Code:
Quadrangle Name(s): **ALLENTOWN EAST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**
Decimal Degrees: **40.566222, -75.490732**
Degrees Minutes Seconds: **40° 33' 58.3999" N, 75° 29' 26.6365" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Allentown Industrial

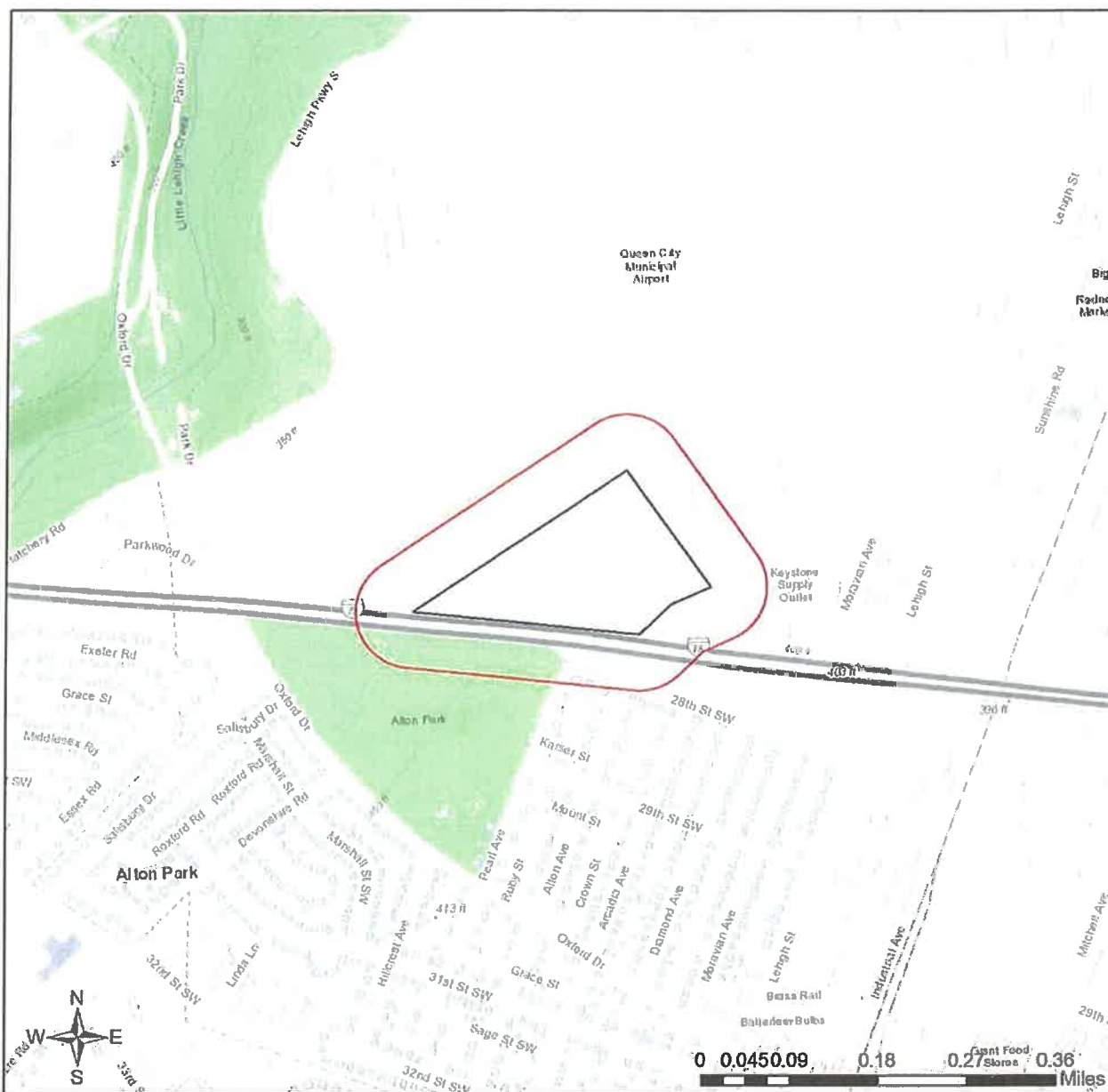


- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Allentown Industrial



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: CHIRAG THAKKAR
Company/Business Name: ARNA ENGINEERING, INC.
Address: 1456 FERRY ROAD, SUITE 603, DOYLESTOWN,
City, State, Zip: DOYLESTOWN, PA 18901
Phone: (267) 733 7840 Fax: (215) 434 5280
Email: cthakkar@arnaengineering.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to redo the online environmental review.


applicant/project proponent signature

08/04/21
date

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)
CORRESPONDENCE**



Pennsylvania
Historical & Museum
Commission

PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY

Reviewers: ___/___/___

DATE RECEIVED: 3/19/2020 DATE DUE: 4/16/2020

ER NUMBER: 2020-1110-077-A HRSF: _____

REV: 06/2018 5

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? YES NO OR This is additional information for ER Number:

Project Name Allentown Commercial County Lehigh Municipality City of Allentown
Project Address 1811 S Glennwood Street City/State/ Zip Allentown PA 18103

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Chirag Thakkar Phone (215) 766-8280
Company ARNA Engineering Inc Fax (215) 434-5280
Street/PO Box 1456 Ferry Road, Suite 603 Email cthakkar@arnaengineering.com
City/State/Zip Doylestown PA 18901

SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply) Federal property State property Municipal property Private property

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): Construction Demolition Rehabilitation Disposition

Total acres of project area: 9.8 Total acres of earth disturbance: 9.6

Are there any buildings or structures within the project area? Yes No Approximate age of buildings: _____

Does this project involve properties listed in or eligible for the National Register of Historic Places, or designated as historic by a local government? Yes No Unsure Name of historic property or historic districts _____

Please print and mail completed form and all attachments to:

PHMC
State Historic Preservation Office
400 North St.
Commonwealth Keystone Building, 2nd Floor
Harrisburg, PA 17120-0093

Attachments – Please include the following information with this form

- Map – 7.5' USGS quad showing project boundary and Area of Potential Effect
- Description/Scope – Describe the project, including any ground disturbance and previous land use
- Site Plans/Drawings – Indicate past and present land use, location and dates of buildings, and proposed improvements
- Photographs – Attach prints or digital photographs showing the project site, including images of all buildings and structures keyed to a site plan

SHPO DETERMINATION (SHPO USE ONLY)

- There are NO HISTORIC PROPERTIES in the Area of Potential Effect
- The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)
- The project will have NO EFFECT on historic properties
- SHPO REQUESTS ADDITIONAL INFORMATION (see attached)
- The project will have NO ADVERSE EFFECTS on historic properties: Lehigh Parkway Key No. 086522

SHPO REVIEWER: Balruva Gredewick DATE: 3/19/2020

WATER SUPPLY COMMITMENT LETTER



LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

August 9, 2021

Mrs. Irene Woodward
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Land Development – 1811 Glenwood Street
Will Serve - Water Service

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 4,725GPD to the proposed warehouse/industrial building located at 1811 Glenwood Street.

LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

Tapping fees, connection fees, and meter fees are based upon the City of Allentown's ordinances and LCA's schedule of rate fees. Any abandoned lines must be properly capped.

Water service is conditioned upon the following:

1. LCA approval of the site, plumbing and fire protection system plans.
2. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the water mains and/or services.
3. Developer executing a Developer's Water System Agreement or a Construction Permit with LCA for construction of the water mains and/or services.
4. Developer installation of water mains and/or services in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Water System Construction.
5. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Water Service, including completion of an Application for Water Service and payment of all applicable fees. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The signature is written in a cursive, slightly slanted style.

Jacob Hunsicker
Capital Works Project Specialist

cc: Chirag Thakkar, PE – Arna Engineering Inc.

PLANS